

EXHIBIT A

Belle #10904N

ORT022

ORT022

Bargain & sale deed, with covenant against grantor's acts - Ind. or Corp.: single sheet

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 13th day of April, nineteen hundred and ninety-
BETWEEN IRAJ NAMDAR and LINDA NAMDAR, husband and wife and both
residing at 8 Ballentine Lane, Seasingtown, NY 11550

party of the first part, and SHYAMA P. SHUKLA and GEETA SHUKLA, husband and wife
and both residing at 25 Beacon Drive, Port Washington, NY 11505

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors
and assigns of the party of the second part forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying
and being in the

SEE ANNEXED DESCRIPTION

SAID PREMISES ALSO KNOWN AS 44 SUNSET DRIVE, SEARINGTOWN, NY 11550.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and
roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances
and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD
the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of
the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby
the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first
part will receive the consideration for this conveyance and will hold the right to receive such consideration as a
trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to
the payment of the cost of the improvement before using any part of the total of the same for any other purpose.
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above
written.

IN PRESENCE OF

Iraj Namdar
Linda Namdar

BELLE ABSTRACT CORP.

Title No. C-8833-371574 BELLE-10904N

SCHEDULE A

ALL that certain plot, piece or parcel of land, with the buildings and improvements, thereon erected, situate, lying and being in the State of New York, known and designated as Lot 83 on a certain map entitled "Map of Searingtown Woods" filed in the Office of the Clerk of Nassau on 3-18-83 as Map No. 9002, being more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of Sunset Road South, distant 127.72 feet northerly from the northerly end of the arc of a curve connecting the northerly side of I.U. Willets Road, with the easterly side of Sunset Road South;

THENCE along the easterly side of Sunset Road South along the arc of a curve having a radius of 70.00 feet, a distance of 75.64 feet;

THENCE North 8 degrees 23 minutes 17 seconds West, 11.68 feet to a point;

THENCE North 89 degrees 46 minutes 20 seconds East, 151.37 feet to a point;

THENCE South 3 degrees 45 minutes 40 seconds East, 61.62 feet to a point;

THENCE South 89 degrees 46 minutes 20 seconds East 101.62 feet to the easterly side of Sunset Road South, the point or place of BEGINNING.

SAID PREMISES also known as: 44 Sunset Road South, Searingtown, NY

PREMISES KNOWN AS: Section: 7 Block: 95 Lot: 83

**FOR
CONVEYANCING
ONLY**

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

STATE OF NEW YORK
COUNTY OF NASSAU
COUNTY CLERK'S OFFICE }

SS: -

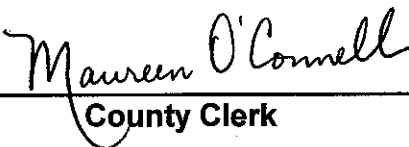
I, MAUREEN O'CONNELL, County Clerk of the County of Nassau and
the Supreme and County Courts, Courts of Record thereof,
DO HEREBY CERTIFY, that I have compared the annexed with the
original

DEED: D11051

PAGES: 124-127

FILED AND RECORDED in my office 05/06/1999 and the same is a true
transcript thereof and of the whole of such original.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
the official seal of said County at Mineola, N.Y. this 20th day of AUGUST,
2014 .



County Clerk